

IN RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE - S/S of Morris Lane, 120' E of the c/l of Saffa Road (Lots 7 & 8, Delk Manor) 15th Election District 5th Councilmanic District Howard Dawson, Sr. Petitioner

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 92-467-SPHA

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing and a Petition for Zoning Variance filed by the Legal Owner of the subject property, Howard Dawson, Sr., in which the Petitioner requests a determination that density is not a factor in the proposed development of an existing undersized lot, pursuant to Section 304 of the Baltimore County Zoning Regulations B.C.Z.R., and a variance from Section 1802.3.C.1 of the B.C.Z.R. to permit a lot size of 4,200 sq.ft. in lieu of the required 6,000 sq.ft. for a proposed dwelling in accordance with Petitioner's Exhibit 1.

Paul Lee, Registered Professional Engineer, appeared and testified on behalf of the Petitioner. Appearing as a Protestant in the matter was Manuel Lewis, adjoining property owner.

Testimony indicated that the subject property, known as Lot 7 and part of Lot 8 of Delk Manor, is zoned D.R. 5.5 and is currently unimproved. The Petitioner is desirous of developing the property with a single family dwelling and detached garage in accordance with Petitioner's Exhibit 1. Testimony indicated that the Petitioner owns Lots 6, 7 and one-half of Lot 8 of Delk Manor. Lot 6 is already improved with a single family dwelling and detached garage. Lot 7, located immediately adjacent to Lot 6, is only 42.14 feet wide and contains less than the required square footage

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for development purposes. Lot 8, which is located immediately to the rear of Lots 6 and 7, was originally 50 feet wide and was split in half. One half was sold to the Petitioner and the other half was sold to Manuel Lewis. This 25-foot wide lot also lacks the required square footage for development purposes. Paul Lee testified that the Petitioner proposes merging Lots 7 and his half of Lot 8 to create one lot, thereby increasing the total square footage of the new lot to over 6,000 sq.ft. Mr. Lee testified that the proposed merging of Lots 7 and 8 would not result in any increase in density units for the subject property but would provide the required square footage necessary to make Lot 7 a buildable lot and eliminate the need for a variance from the 6,000 sq.ft. requirement.

At the hearing, the Petitioners were advised that the need for the requested variance as to lot size requirements would be eliminated as a result of the proposed merging of Lot 8 with Lot 7. However, due to the fact that Lot 7 is only 42.14 feet wide, a variance from the minimum lot width requirement of 55 feet is required in order to develop the property as proposed. The Petition for Variance was then amended to request a lot width of 42.14 feet in lieu of the required 55 feet. Mr. Lee testified that at the time Delk Manor was recorded, the lots in question were laid out in accordance with the subdivision plans and that the subject property was a buildable lot at that time. He further testified that the Petitioner has demonstrated a good faith attempt to bring the property into compliance with current zoning regulations by merging Lot 8 with Lot 7 to create one L-shaped lot in accordance with Petitioner's Exhibit 1.

Manuel Lewis appeared and testified in opposition to the relief requested. Mr. Lewis, who owns the property immediately adjacent to Lot 8 known as 2723 Delk Court, testified that he is not opposed to the proposed

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dwelling but does object to the proposed driveway being located on Lot 8 adjacent to his property. Mr. Lewis indicated that he believes a gravel driveway in this location will result in dirt and dust coming onto his property. Mr. Lewis further testified that he is generally opposed to any variance being granted for this property.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It also appears that the relief requested to permit a lot size of 4,200 sq.ft. is unnecessary and shall be dismissed as moot. In the opinion of this Deputy Zoning Commissioner, the relief requested for a proposed dwelling on Lot 7 will not result in any increase in density and meets the spirit and intent of the zoning regulations. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance requested, as modified, is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if a variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested, as modified, will not cause any injury to the public health, safety or general welfare. Further, the granting of the relief is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the special hearing and variance, as modified, should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 24<sup>th</sup> day of July, 1992 that density is not a factor in the proposed development of the subject property, pursuant to Section 304 of the Baltimore County Zoning Regulations B.C.Z.R., and as such, the Petition for Special Hearing is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 1802.3.C.1 of the B.C.Z.R. to permit a lot width of 42.14 feet in lieu of the minimum required 55 feet for a proposed dwelling in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Prior to the issuance of any permits, the Petitioner shall cause to be recorded among the Land Records of Baltimore County a deed merging Lots 7 and 8 of Delk Manor into one L-shaped lot of record. A copy of the recorded deed shall be forwarded to the Zoning Commissioner's Office for inclusion in the case file prior to the issuance of any permits.
- 3) The proposed driveway on Lot 8 shall be constructed of either concrete or macadam.
- 4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petition for Zoning Variance requesting relief from Section 1802.3.C.1 to permit a lot size of 4,200 sq.ft. in lieu of the required 6,000 sq.ft. for a proposed dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby DISMISSED AS MOOT.

Timothy M. Kotroco  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

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Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

Mr. Howard Dawson, Sr.  
2715 Delk Court  
Baltimore, Maryland 21222

RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE  
S/S Norris Lane, 40' E of the c/l of Saffa Road  
(8025 Norris Lane and 2727 Delk Court)  
15th Election District - 5th Councilmanic District  
Howard Dawson, Sr. - Petitioner  
Case No. 92-467-SPHA

Dear Mr. Dawson:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Zoning Variance have been granted in part and dismissed in part in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

Timothy M. Kotroco  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. Manuel Lewis  
2723 Delk Court, Baltimore, Md. 21222

Mr. Ralph Alkire  
8031 Norris Lane, Baltimore, Md. 21222

People's Counsel

File

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## Petition for Special Hearing

92-467-SPHA  
to the Zoning Commissioner of Baltimore County  
for the property located at 8025 Norris Lane + 2727 Delk Ct  
which is presently zoned D.R. 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

*that density is not a factor in an existing undersized lot per section 304*

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Legal Owner(s)  
(Type or Print Name)  
Howard Dawson Sr.  
Signature  
Howard Dawson Sr.  
Address  
2715 Delk Ct. 285-3045  
City  
Baltimore, Md 21222  
State  
MD  
Zipcode  
21222

Contract Purchaser/Lessee  
(Type or Print Name)  
Lethia V. Farmer  
Signature  
Lethia V. Farmer  
Address  
16 King Ave 21222  
City  
Baltimore, Md 21222  
State  
MD  
Zipcode  
21222

Attorney for Petitioner  
(Type or Print Name)  
Lethia V. Farmer  
Signature  
Lethia V. Farmer  
Address  
16 King Ave 21222  
City  
Baltimore, Md 21222  
State  
MD  
Zipcode  
21222

ESTIMATED LENGTH OF HEARING  
Available for Hearing  
The following date: 5/29/92 Next Two Months  
ALL ☒ OTHER ☐  
REVIEWED BY: LG DATE: 5/29/92

## Petition for Variance

92-467-SPHA  
to the Zoning Commissioner of Baltimore County  
for the property located at 8025 Norris Lane  
which is presently zoned D.R. 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1 to allow a lot size of 4,200 sq. ft. in lieu of the required 6,000 sq. ft.

*Existing subdivision laid out in May 1945 (Plat 13/107) with 42x100 sq. ft. lots (Lot 6) Existing house occupies one lot only.*

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Legal Owner(s)  
(Type or Print Name)  
Howard Dawson Sr.  
Signature  
Howard Dawson Sr.  
Address  
2715 Delk Ct. 285-3045  
City  
Baltimore, Md 21222  
State  
MD  
Zipcode  
21222

Contract Purchaser/Lessee  
(Type or Print Name)  
Lethia V. Farmer  
Signature  
Lethia V. Farmer  
Address  
16 King Ave 21222  
City  
Baltimore, Md 21222  
State  
MD  
Zipcode  
21222

Attorney for Petitioner  
(Type or Print Name)  
Lethia V. Farmer  
Signature  
Lethia V. Farmer  
Address  
16 King Ave 21222  
City  
Baltimore, Md 21222  
State  
MD  
Zipcode  
21222

ESTIMATED LENGTH OF HEARING  
Available for Hearing  
The following date: 5/29/92 Next Two Months  
ALL ☒ OTHER ☐  
REVIEWED BY: LG DATE: 5/29/92

Three copies of the zoning description of your property are required. Type or print this description, standard 8-1/2" x 11" sheets are acceptable. Most property descriptions, as stated on a deed, do not have adequate information. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 8025 MORRIS LN #2727 DELK CT.  
(address)

Beginning at a point on the SOUTH side of \_\_\_\_\_ (name of street on which property fronts) which is 40' (number of feet of right-of-way width) wide at the distance of 120 EAST of the centerline of the nearest improved intersecting street SAFFA RD (name of street) which is 50' wide. \*Being Lot # 678. Block —, Section # — in the subdivision of DELK MANOR (name of subdivision) as recorded in Baltimore County Plat Book # 13, Folio # 10, containing 10,500 (square feet or acres). Also known as 8025 MORRIS LN (property address) and located in the 15 Election District, 5 Councilmanic District.

\*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber \_\_\_\_\_, Folio \_\_\_\_\_" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N. 87° 12' 13" E. 321.1 ft., S. 18° 03' 03" E. 87.2 ft., S. 62° 19' 00" W. 318 ft., and N. 08° 15' 22" W. 80 ft. to the place of beginning.

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CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 15th Date of Posting: 6/29/92  
Posted for: Special Hearing & Variance  
Petitioner: Howard W. Dawson, Sr.  
Location of property: 8025 Morris Lane, 40' E of Saffa Rd  
Box 5 Morris Lane  
Location of Sign: Facing Morris Lane across 20' E of Saffa Rd  
8025 Morris Lane  
Remarks: \_\_\_\_\_  
Posted by: [Signature] Date of return: 7/3/92  
Number of Signs: 2

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CERTIFICATE OF PUBLICATION

TOWSON, MD., June 11, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on June 11, 1992

THE JEFFERSONIAN,

S. Zake Orlov  
Publisher

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92-467-SPHA  
ITEM 503  
receipt  
ED 15  
CO 5  
Account: 8-001-4190  
Number  
Howard  
Morris Ln (2727 Delk Ct)  
Residential Variance  
Special Hearing (individual res lot)  
\$50  
\$50  
TOTAL \$100.00  
Please Make Check Payable To: Baltimore County \$100.00  
BA C00242PH05-29-92

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
receipt  
Date  
92-467  
Account: 8-001-4190  
Number  
Please Make Check Payable To: Baltimore County \$25.00  
BA C00242PH05-29-92

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
Date  
PAID PER HAND-WRITTEN RECEIPT DATED 5/29/92  
Account: 8-001-4190  
Number  
6/01/92 H9200503  
PUBLIC HEARING FEES QTY PRICE  
010 -ZONING VARIANCE (IRL) 1 X \$50.00  
030 -SPECIAL HEARING (IRL) 1 X \$50.00  
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111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

DATE: 6-18-92

Howard Dawson, Sr.  
2715 Delk Court  
Baltimore, Maryland 21222

RE: CASE #92-467-SPHA (Item 503)  
S/S Morris Lane, 40' E of c/l Saffa Road  
8025 Morris Lane and 2727 Delk Court  
15th Election District - 5th Councilmanic  
Petitioner(s): Howard W. Dawson, Sr.  
HEARING: THURSDAY, JULY 16, 1992 at 2:00 p.m. in Rm. 106, Office Building.

Dear Petitioner(s):

Please be advised that \$ 95.40 is due for advertising and posting of the above captioned property and hearing date.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

[Signature]  
ARNOLD JABLON  
DIRECTOR

MICROFILMED

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

JUNE 5, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE #92-467-SPHA (Item 503)  
S/S Morris Lane, 40' E of c/l Saffa Road  
8025 Morris Lane and 2727 Delk Court  
15th Election District - 5th Councilmanic  
Petitioner(s): Howard W. Dawson, Sr.  
HEARING: THURSDAY, JULY 16, 1992 at 2:00 p.m. in Rm. 106, Office Building.

Special Hearing to approve that density is not a factor in an existing underpinned lot.  
Variance to allow a lot size of 4,200 sq. ft. in lieu of the required 6,000 sq. ft.

[Signature]  
Lawrence E. Schmidt  
Zoning Commissioner of  
Baltimore County

cc: Howard Dawson, Sr.  
Lathia V. Farmer

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

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111 West Chesapeake Avenue  
Towson, MD 21204

July 6, 1992

(410) 887-3353

Mr. Howard W. Dawson, Sr.  
2715 Delk Court  
Baltimore, MD 21222

RE: Item No. 503, Case No. 92-467-SPHA  
Petitioner: Howard W. Dawson, Sr.  
Petition for Variance and Special Hearing

Dear Mr. Dawson:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

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111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 29th day of May, 1992

[Signature]  
ARNOLD JABLON  
DIRECTOR

Received By:

[Signature]  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Howard W. Dawson  
Petitioner's Attorney:



Development Review Committee Response Form
Project Name: Stonegate at Patapsco (Azeal Property)
File Number: 50476
Zoning Issue: TE (Waiting for developer to submit plans first)
Meeting Date: 6-1-92
COUNT 1: Keith M. And Patricia M. Lambert 496 6-2-92 NC
COUNT 1: Samuel Frank And David Granat 494 6-8-92 NC
COUNT 1: Lot 2 Errol Ecker / Lot 2a William And Ruth Fanning 495 NC
COUNT 1: William J. And Elizabeth G. Wachter 497 NC
COUNT 1: Anita R. And James S. Henry 498 NC
COUNT 1: Douglas R. Small 499 NC
COUNT 1: Lyle L. Boltinhouse 500 NC
COUNT 1: Glenn A. And Patricia A. Sudano 501 NC
COUNT 1: Howard W. Dawson, Sr. 503 NC
COUNT 8
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BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING AND ZONING
New Courts Building
401 Bayley Avenue
Towson, MD 21204
MEMORANDUM
TO: Arnold Jablon, Director - Zoning Administration & Development Management
FROM: Ervin McDaniel, Chief Development Review Section
Office of Planning and Zoning
DATE: June 10, 1992
SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - June 8, 1992
The Office of Planning and Zoning has no comments on the following petitions:
Keith & Patricia Lambert - Item 496
William & Elizabeth Wachter - Item 497
James & Anita Henry - Item 498
Lyle Boltinhouse - Item 500
Glenn & Patricia Sudano - Item 501
Howard Dawson - Item 503
If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning and Zoning at 887-3211.
6.8.92.txt
Petitns.txt
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Development Review Committee Response Form
Project Name: Stonegate at Patapsco (Azeal Property)
File Number: 90476
Zoning Issue: TE (Waiting for developer to submit plans first)
Meeting Date: 6-1-92
COUNT 1: Washington Homes, Inc. 504 N/C 6-15-92
COUNT 1: Aurelia Loveman For Joseph H. Loveman 505 N/C
COUNT 1: Timothy W. And Carol Anne M. Frost 506 N/C
COUNT 1: James B. And Brenda G. Thomas 507 N/C
COUNT 1: James E. Bishop, Sr. 508 N/C
COUNT 1: Victor E. And Sandra J. Florenza 509 N/C
COUNT 1: Lena Guise 510 N/C
COUNT 7: Howard W. Dawson, Sr. 511 N/C 6-8-92
COUNT 1
FINAL TOTALS
COUNT 9
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Baltimore County Government
Fire Department
700 East Joppa Road, Suite 901
Towson, MD 21204-5500
JUNE 3, 1992
(410) 887-4500
Arnold Jablon
Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
RE: Property Owner: HOWARD W. DAWSON, SR.
Location: #8025 NORRIS LANE
Item No.: \*503 Zoning Agenda: JUNE 8, 1992
Gentlemen:
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.
7. The Fire Prevention Bureau has no comments at this time.
REVIEWER: [Signature] Noted and Approved
Planning & Zoning Division Fire Prevention Bureau
JP/KEK
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Department of Recreation and Parks
Development Review Committee Response Form
Project Name: Stonegate at Patapsco (Azeal Property)
File Number: 50476
Zoning Issue: TE (Waiting for developer to submit plans first)
Meeting Date: 6-1-92
COUNT 1: Keith M. And Patricia M. Lambert 496 No Comment
COUNT 1: Samuel Frank And David Granat 494 6-8-92 No Comment
COUNT 1: Lot 2 Errol Ecker / Lot 2a William And Ruth Fanning 495 No Comment
COUNT 1: William J. And Elizabeth G. Wachter 497 No Comment
COUNT 1: Anita R. And James S. Henry 498 No Comment
COUNT 1: Douglas R. Small 499 No Comment
COUNT 1: Lyle L. Boltinhouse 500 No Comment
COUNT 1: Glenn A. And Patricia A. Sudano 501 No Comment
COUNT 1: Howard W. Dawson, Sr. 503 No Comment
COUNT 8
FINAL TOTALS
COUNT 9
\*\*\* END OF REPORT \*\*\*
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SLAYTON'S GARAGE
280-4850
8031 Norris Lane Baltimore, Maryland 21222
To Whom It May Concern,
We are not in agreement with the zoning changes at 8025 Norris Lane Baltimore, Md. 21222.
Due to prior commitment we will not be able to attend the meeting, therefore, Mr. Manual Lewis, Sr. will be representing our interest.
Thank You,
[Signature]
Rajon Alkire
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PROTESTANT(S) SIGN-IN SHEET
NAME: MANUEL LEWIS ADDRESS: 2713 Park Heights Ave Baltimore 21227
MICROFILMED
HIGHWAYS DEPARTMENT OF BALTIMORE COUNTY
STREET ALIGNMENT AND LOCATION
APPROVED: [Signature] DATE: May 3, 1992



# Plat to accompany Petition for Zoning ☒ Variance ☒ Special Hearing

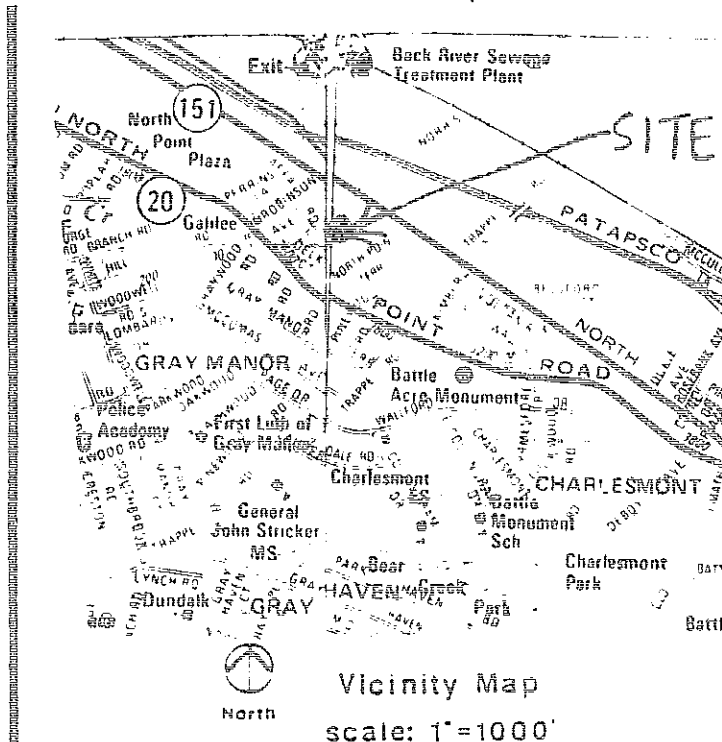
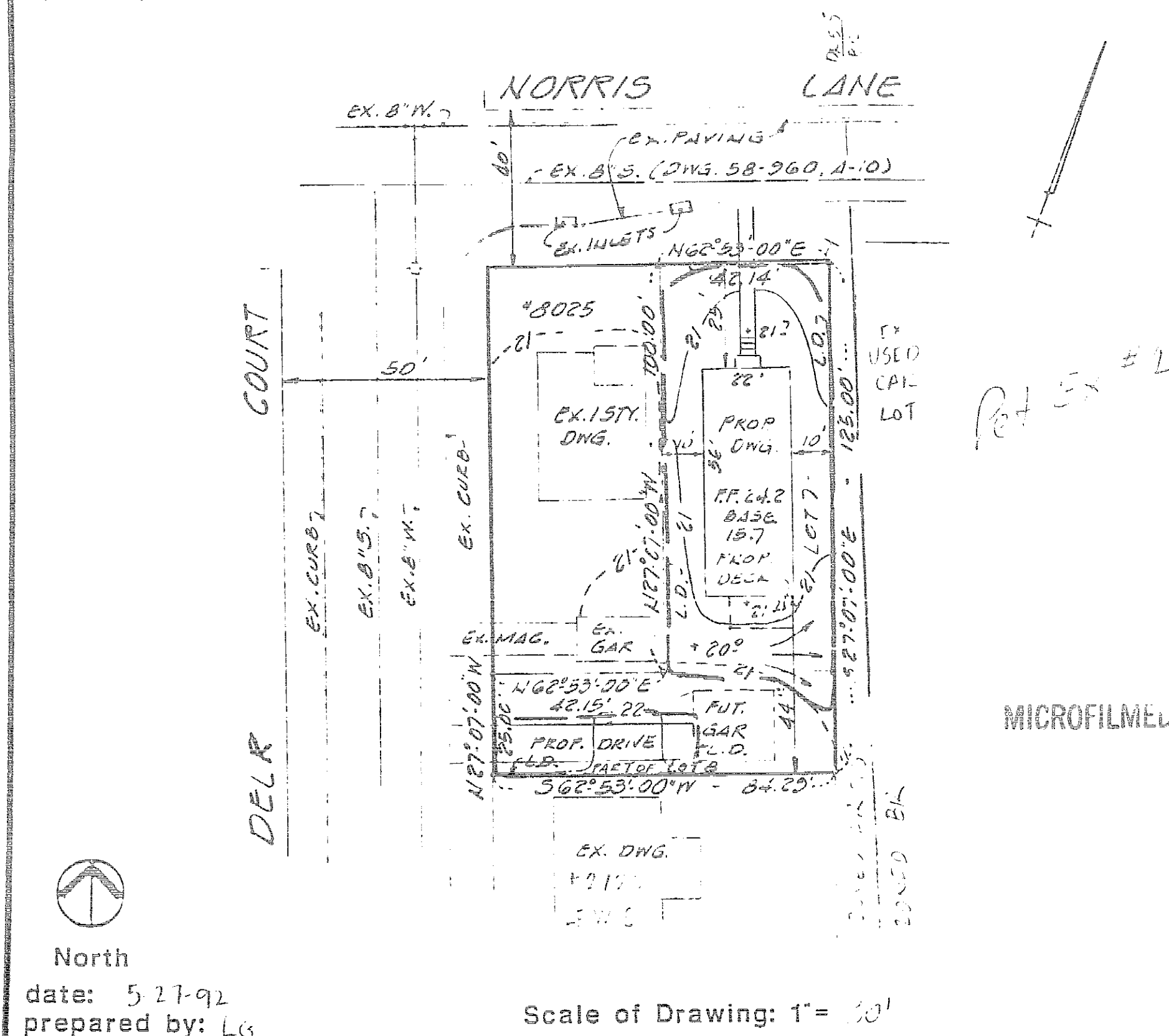
PROPERTY ADDRESS: 8025 NORRIS LN #2727 DELR CT

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: DELR MANOR

plat book# 15, folio# 107, lot# 678, section#

OWNER: DAWSON, Upward



## LOCATION INFORMATION

Councilmanic District: 5

Election District: 15

1"=200' scale map#: SE 2F

Zoning: DR 5.5

Lot size: .24 acreage 10,500 square feet

8025 (Lot 6) = 4,200 sq'

1727 (Lot 7 + part 8) = 6,300 sq'

SEWER: ☒ public ☐ private

WATER: ☒ yes ☐ no

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings: NONE

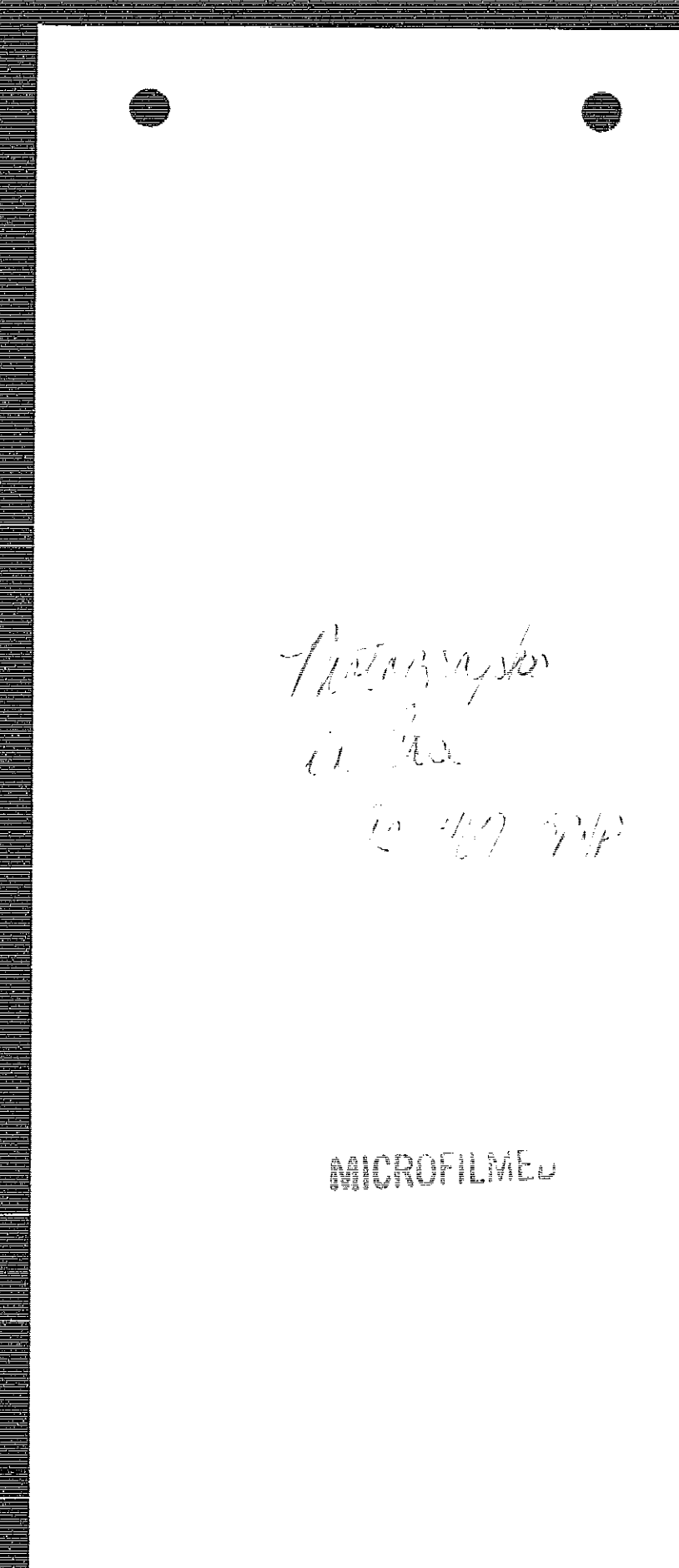
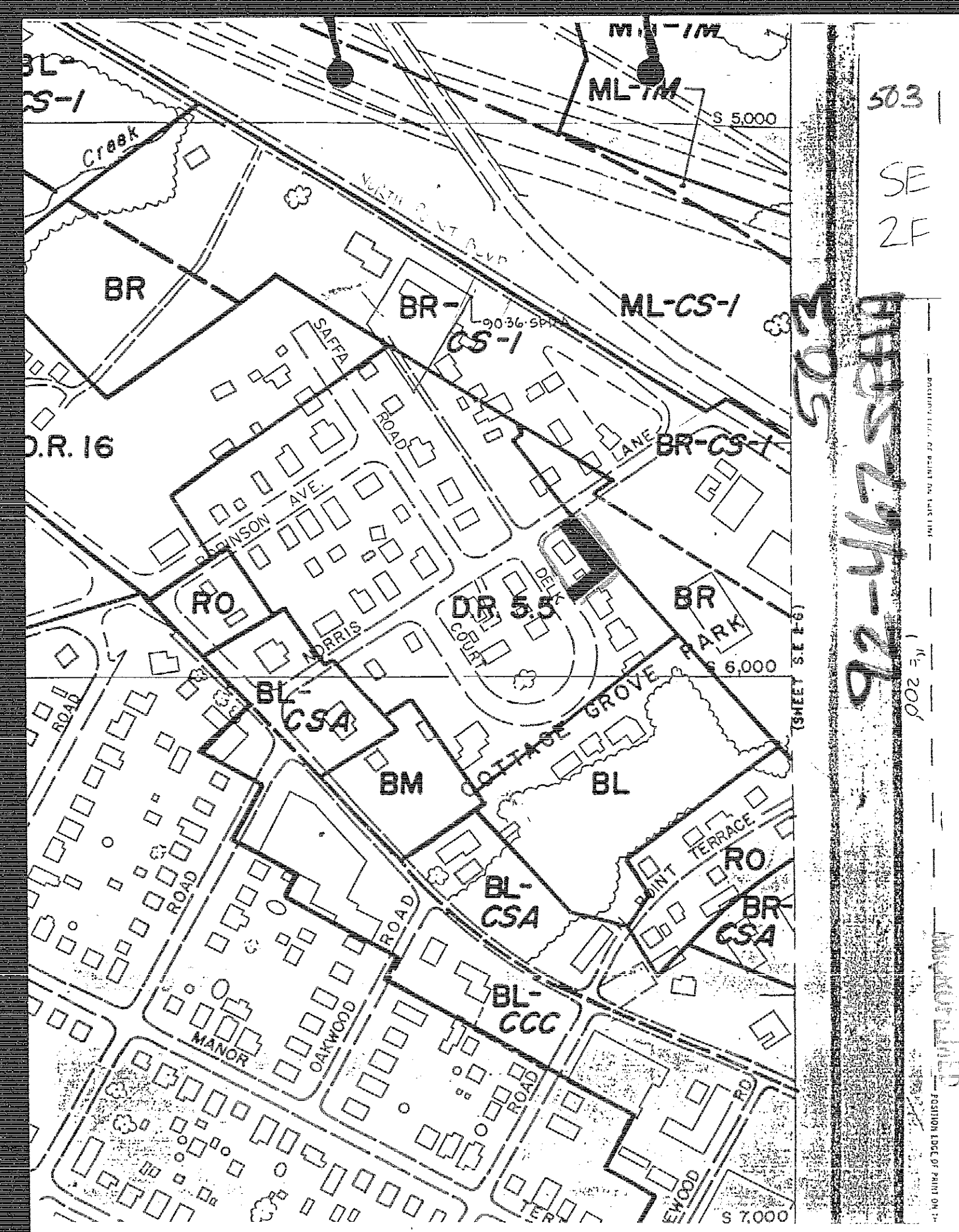
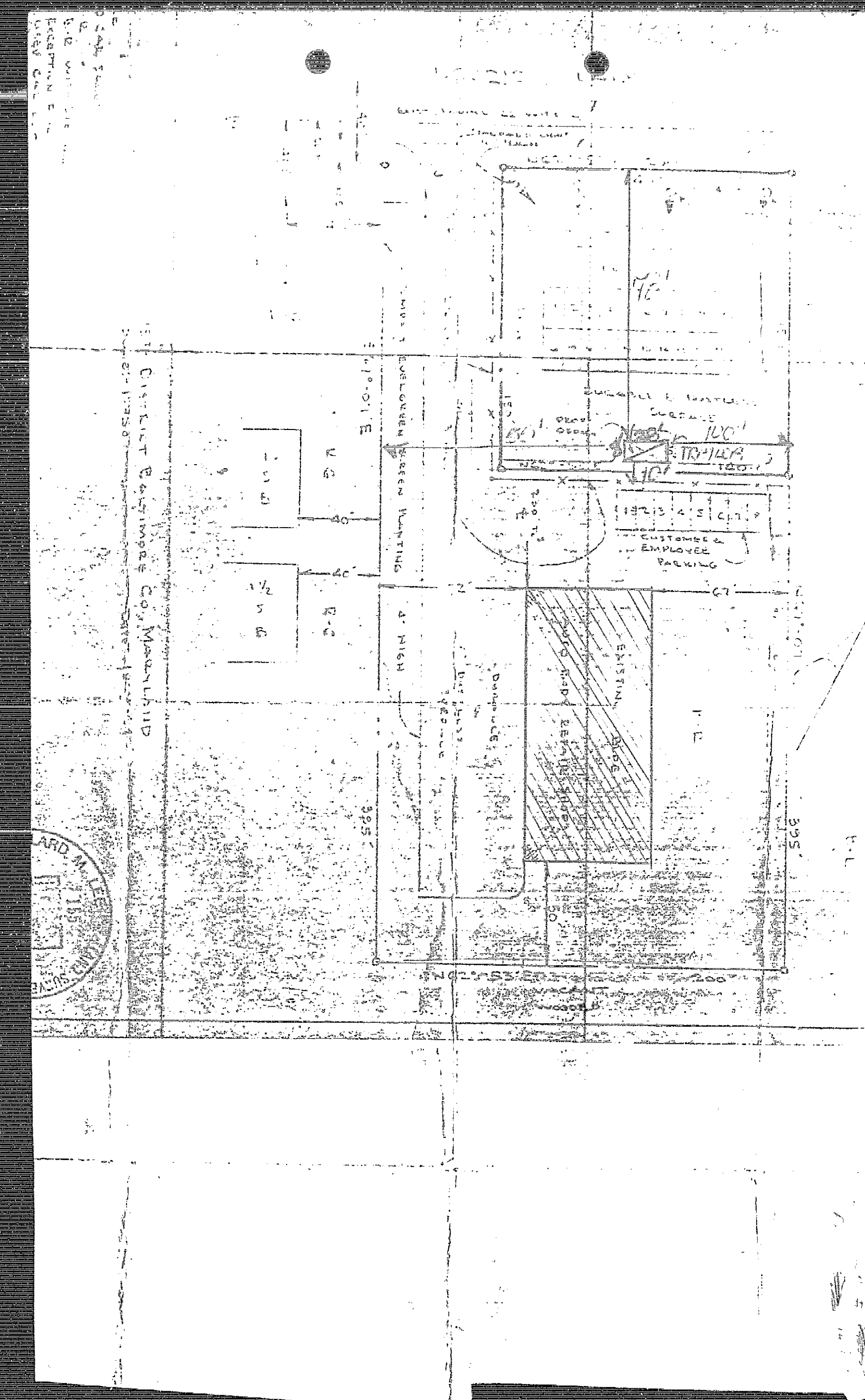
## Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

LG

503

92-467514





IN RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE - S/S of Morris Lane, 120' E of the c/l of Saffa Road (Lots 7 & 8, Delk Manor) 15th Election District 5th Councilmanic District Howard Dawson, Sr. Petitioner

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 92-467-SPHA

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing and a Petition for Zoning Variance filed by the Legal Owner of the subject property, Howard Dawson, Sr., in which the Petitioner requests a determination that density is not a factor in the proposed development of an existing undersized lot, pursuant to Section 304 of the Baltimore County Zoning Regulations B.C.Z.R., and a variance from Section 1802.3.C.1 of the B.C.Z.R. to permit a lot size of 4,200 sq.ft. in lieu of the required 6,000 sq.ft. for a proposed dwelling in accordance with Petitioner's Exhibit 1.

Paul Lee, Registered Professional Engineer, appeared and testified on behalf of the Petitioner. Appearing as a Protestant in the matter was Manuel Lewis, adjoining property owner.

Testimony indicated that the subject property, known as Lot 7 and part of Lot 8 of Delk Manor, is zoned D.R. 5.5 and is currently unimproved. The Petitioner is desirous of developing the property with a single family dwelling and detached garage in accordance with Petitioner's Exhibit 1. Testimony indicated that the Petitioner owns Lots 6, 7 and one-half of Lot 8 of Delk Manor. Lot 6 is already improved with a single family dwelling and detached garage. Lot 7, located immediately adjacent to Lot 6, is only 42.14 feet wide and contains less than the required square footage

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for development purposes. Lot 8, which is located immediately to the rear of Lots 6 and 7, was originally 50 feet wide and was split in half. One half was sold to the Petitioner and the other half was sold to Manuel Lewis. This 25-foot wide lot also lacks the required square footage for development purposes. Paul Lee testified that the Petitioner proposes merging Lots 7 and his half of Lot 8 to create one lot, thereby increasing the total square footage of the new lot to over 6,000 sq.ft. Mr. Lee testified that the proposed merging of Lots 7 and 8 would not result in any increase in density units for the subject property but would provide the required square footage necessary to make Lot 7 a buildable lot and eliminate the need for a variance from the 6,000 sq.ft. requirement.

At the hearing, the Petitioners were advised that the need for the requested variance as to lot size requirements would be eliminated as a result of the proposed merging of Lot 8 with Lot 7. However, due to the fact that Lot 7 is only 42.14 feet wide, a variance from the minimum lot width requirement of 55 feet is required in order to develop the property as proposed. The Petition for Variance was then amended to request a lot width of 42.14 feet in lieu of the required 55 feet. Mr. Lee testified that at the time Delk Manor was recorded, the lots in question were laid out in accordance with the subdivision plans and that the subject property was a buildable lot at that time. He further testified that the Petitioner has demonstrated a good faith attempt to bring the property into compliance with current zoning regulations by merging Lot 8 with Lot 7 to create one L-shaped lot in accordance with Petitioner's Exhibit 1.

Manuel Lewis appeared and testified in opposition to the relief requested. Mr. Lewis, who owns the property immediately adjacent to Lot 8 known as 2723 Delk Court, testified that he is not opposed to the proposed

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dwelling but does object to the proposed driveway being located on Lot 8 adjacent to his property. Mr. Lewis indicated that he believes a gravel driveway in this location will result in dirt and dust coming onto his property. Mr. Lewis further testified that he is generally opposed to any variance being granted for this property.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It also appears that the relief requested to permit a lot size of 4,200 sq.ft. is unnecessary and shall be dismissed as moot. In the opinion of this Deputy Zoning Commissioner, the relief requested for a proposed dwelling on Lot 7 will not result in any increase in density and meets the spirit and intent of the zoning regulations. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance requested, as modified, is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if a variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested, as modified, will not cause any injury to the public health, safety or general welfare. Further, the granting of the relief is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the special hearing and variance, as modified, should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 24<sup>th</sup> day of July, 1992 that density is not a factor in the proposed development of the subject property, pursuant to Section 304 of the Baltimore County Zoning Regulations B.C.Z.R., and as such, the Petition for Special Hearing is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 1802.3.C1 of the B.C.Z.R. to permit a lot width of 42.14 feet in lieu of the minimum required 55 feet for a proposed dwelling in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Prior to the issuance of any permits, the Petitioner shall cause to be recorded among the Land Records of Baltimore County a deed merging Lots 7 and 8 of Delk Manor into one L-shaped lot of record. A copy of the recorded deed shall be forwarded to the Zoning Commissioner's Office for inclusion in the case file prior to the issuance of any permits.
- 3) The proposed driveway on Lot 8 shall be constructed of either concrete or macadam.
- 4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petition for Zoning Variance requesting relief from Section 1802.3.C.1 to permit a lot size of 4,200 sq.ft. in lieu of the required 6,000 sq.ft. for a proposed dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby DISMISSED AS MOOT.

Timothy M. Kotroco  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

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Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

Mr. Howard Dawson, Sr.  
2715 Delk Court  
Baltimore, Maryland 21222

RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE  
S/S Norris Lane, 40' E of the c/l of Saffa Road  
(8025 Norris Lane and 2727 Delk Court)  
15th Election District - 5th Councilmanic District  
Howard Dawson, Sr. - Petitioner  
Case No. 92-467-SPHA

Dear Mr. Dawson:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Zoning Variance have been granted in part and dismissed in part in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

Timothy M. Kotroco  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. Manuel Lewis  
2723 Delk Court, Baltimore, Md. 21222

Mr. Ralph Alkire  
8031 Norris Lane, Baltimore, Md. 21222

People's Counsel

File

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## Petition for Special Hearing

92-467-SPHA  
to the Zoning Commissioner of Baltimore County  
for the property located at 8025 Norris Lane + 2727 Delk Ct  
which is presently zoned D.R. 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

*that density is not a factor in an existing undersized lot per section 304*

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Legal Owner(s)  
(Type or Print Name)  
Howard Dawson Sr.  
Signature  
Howard Dawson Sr.  
Address  
2715 Delk Ct. 285-3045  
City  
Baltimore, Md 21222  
State  
MD  
Zipcode  
21222

Contract Purchaser/Lessee  
(Type or Print Name)  
Lethia V. Farmer  
Signature  
Lethia V. Farmer  
Address  
16 King Ave 21222  
City  
Baltimore, Md 21222  
State  
MD  
Zipcode  
21222

Attorney for Petitioner  
(Type or Print Name)  
Lethia V. Farmer  
Signature  
Lethia V. Farmer  
Address  
16 King Ave 21222  
City  
Baltimore, Md 21222  
State  
MD  
Zipcode  
21222

ESTIMATED LENGTH OF HEARING  
Available for Hearing  
The following date: 5/29/92 Next Two Months  
ALL ☒ OTHER ☐  
REVIEWED BY: LG DATE: 5/29/92

## Petition for Variance

92-467-SPHA  
to the Zoning Commissioner of Baltimore County  
for the property located at 8025 Norris Lane  
which is presently zoned D.R. 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1

*to allow a lot size of 4,200 sq.ft. in lieu of the required 6,000 sq.ft.*  
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)  
*Existing subdivision laid out in May 1945 (Plat 13/107) with 42x100 sq.ft. lots (Lot 6) Existing house occupies one lot only.*

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee  
(Type or Print Name)  
Howard Dawson Sr.  
Signature  
Howard Dawson Sr.  
Address  
2715 Delk Ct. 285-3045  
City  
Baltimore, Md 21222  
State  
MD  
Zipcode  
21222

Attorney for Petitioner  
(Type or Print Name)  
Lethia V. Farmer  
Signature  
Lethia V. Farmer  
Address  
16 King Ave 21222  
City  
Baltimore, Md 21222  
State  
MD  
Zipcode  
21222

ESTIMATED LENGTH OF HEARING  
Available for Hearing  
The following date: 5/29/92 Next Two Months  
ALL ☒ OTHER ☐  
REVIEWED BY: LG DATE: 5/29/92

Three copies of the zoning description of your property are required. Type or print this description, standard 8-1/2" x 11" sheets are acceptable. Most property descriptions, as stated on a deed, do not have adequate information. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 8025 MORRIS LN #2727 DELIC CT.  
(address)

Beginning at a point on the SOUTH side of SAFFA RD  
(north, south, east or west) (name of street)  
NORRIS LN which is 40'  
(number of feet of right-of-way width)  
wide at the distance of 120 EAST of the  
(number of feet) (north, south, east or west)  
centerline of the nearest improved intersecting street  
(name of street)  
which is 50' wide. \*Being Lot # 678.  
(number of feet of right-of-way width)  
Block —, Section # — in the subdivision of DELIC MANOR  
(name of subdivision)  
as recorded in Baltimore County Plat Book # 13, Folio # 10, containing  
10,500 Also known as 8025 MORRIS LN  
(square feet or acres) (property address)  
and located in the 15 Election District, 5 Councilmanic District.

\*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber —, Folio —" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N. 87° 12' 13" E. 321.1 ft., S. 18° 03' 03" E. 87.2 ft., S. 62° 19' 00" W. 318 ft., and N. 08° 15' 22" W. 80 ft. to the place of beginning.

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CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 15th Date of Posting: 6/29/92  
Posted for: Special Hearing & Variance  
Petitioner: Howard W. Dawson, Sr.  
Location of property: 8025 Morris Lane, 40' E of Saffa Rd  
Box 5 Morris Lane  
Location of Sign: Facing Morris Lane across 20' E of Saffa Rd  
Opp. side of Saffa Rd  
Remarks: —  
Posted by: — Date of return: 7/3/92  
Number of Signs: 2

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CERTIFICATE OF PUBLICATION

TOWSON, MD., June 11, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on June 11, 1992

THE JEFFERSONIAN,

S. Zake Orlov  
Publisher

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Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Date

PAID PER HAND-WRITTEN RECEIPT DATED 5/29/92

6/01/92

H9200503

PUBLIC HEARING FEES	QTY	PRICE
010 -ZONING VARIANCE (IRL)	1 X	\$50.00
030 -SPECIAL HEARING (IRL)	1 X	\$50.00

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92-467-SPHA 503

receipt

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

92-467

Account # 001-4150  
Number

Cashier Validation

Please Make Check/Payable To: Baltimore County \$25.00  
PA 00025-SANDE 24 92

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

DATE: 6-18-92

Howard Dawson, Sr.  
2715 Delk Court  
Baltimore, Maryland 21222

RE: CASE #92-467-SPHA (Item 503)  
S/S Morris Lane, 40' E of c/l Saffa Road  
8025 Morris Lane and 2727 Delk Court  
15th Election District - 5th Councilmanic  
Petitioner(s): Howard W. Dawson, Sr.  
HEARING: THURSDAY, JULY 16, 1992 at 2:00 p.m. in Rm. 106, Office Building.

Dear Petitioner(s):

Please be advised that \$ 95.40 is due for advertising and posting of the above captioned property and hearing date.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

Arnold Jablon  
DIRECTOR

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Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

JUNE 5, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE #92-467-SPHA (Item 503)  
S/S Morris Lane, 40' E of c/l Saffa Road  
8025 Morris Lane and 2727 Delk Court  
15th Election District - 5th Councilmanic  
Petitioner(s): Howard W. Dawson, Sr.  
HEARING: THURSDAY, JULY 16, 1992 at 2:00 p.m. in Rm. 106, Office Building.

Special Hearing to approve that density is not a factor in an existing underpinned lot.  
Variance to allow a lot size of 4,200 sq. ft. in lieu of the required 6,000 sq. ft.

Lawrence E. Schmidt  
Lawrence E. Schmidt

Zoning Commissioner of  
Baltimore County

cc: Howard Dawson, Sr.  
Lathia V. Farmer

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

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Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

July 6, 1992

(410) 887-3353

Mr. Howard W. Dawson, Sr.  
2715 Delk Court  
Baltimore, MD 21222

RE: Item No. 503, Case No. 92-467-SPHA  
Petitioner: Howard W. Dawson, Sr.  
Petition for Variance and Special Hearing

Dear Mr. Dawson:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

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Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 29th day of May, 1992

Arnold Jablon  
ARNOLD JABLON  
DIRECTOR

Received By:

U. Carl Richards Jr.  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Howard W. Dawson

Petitioner's Attorney:



Development Review Committee Response Form
Project Name: Stonegate at Patapsco (Aerial Property)
Meeting Date: 6/15/92
COUNT 1: Keith M. And Patricia M. Lambert 496 6-2-92 NC
COUNT 1: Samuel Frank And David Granat 494 6-8-92 NC
COUNT 1: Lot 2 Errol Ecker / Lot 2a William And Ruth Fanning 495 NC
COUNT 1: William J. And Elizabeth G. Wachter 497 NC
COUNT 1: Anita R. And James S. Henry 498 NC
COUNT 1: Douglas R. Small 499 NC
COUNT 1: Lyle L. Boltinhouse 500 NC
COUNT 1: Glenn A. And Patricia A. Sudano 501 NC
COUNT 1: Howard W. Dawson, Sr. 503 NC
COUNT 8
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MEMORANDUM
TO: Arnold Jablon, Director - Zoning Administration & Development Management
FROM: Ervin McDaniel, Chief Development Review Section
DATE: June 10, 1992
SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - June 8, 1992
The Office of Planning and Zoning has no comments on the following petitions:
Keith & Patricia Lambert - Item 496
William & Elizabeth Wachter - Item 497
James & Anita Henry - Item 498
Lyle Boltinhouse - Item 500
Glenn & Patricia Sudano - Item 501
Howard Dawson - Item 503
If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning and Zoning at 887-3211.
6.8.92.txt
Petitns.txt
MICROFILMED

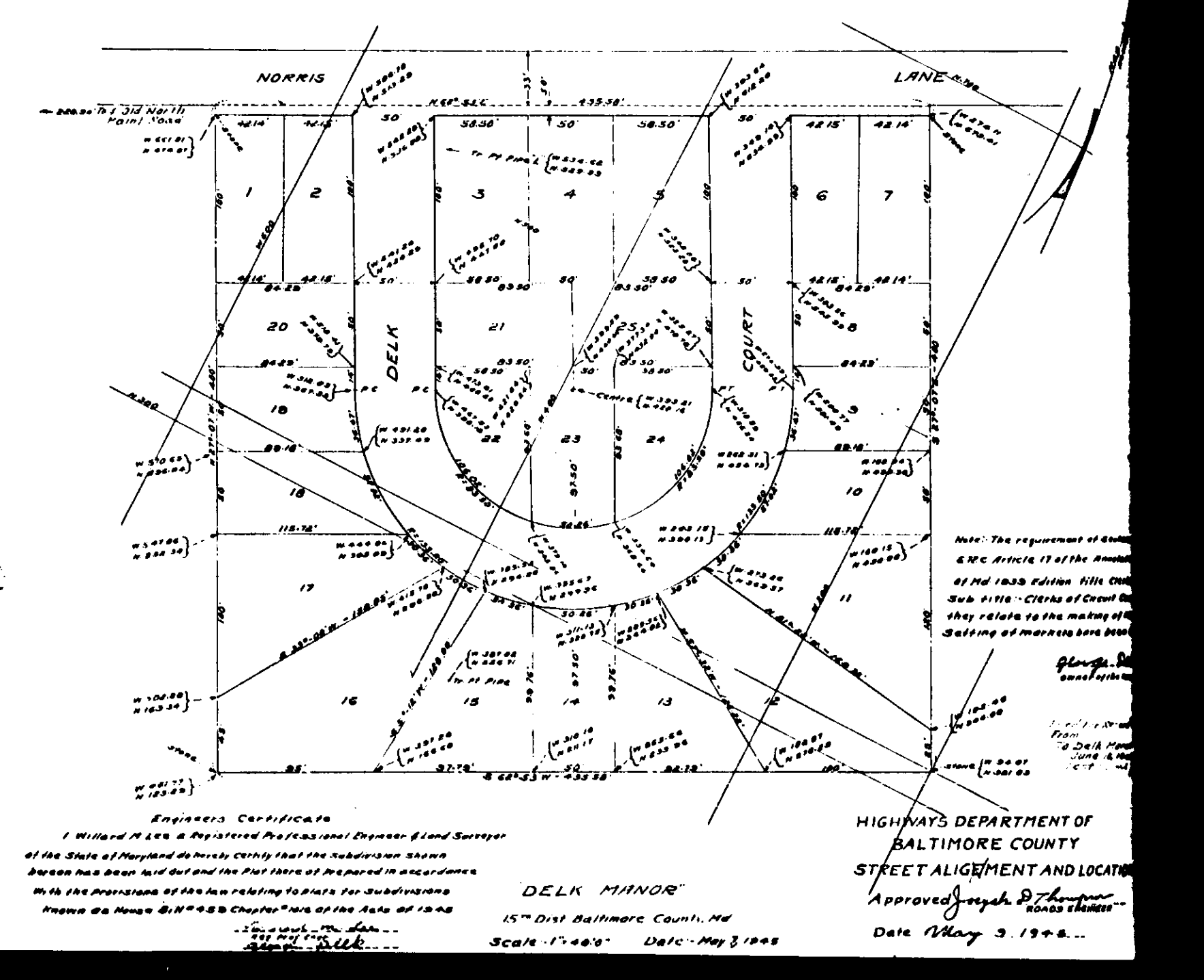
Development Review Committee Response Form
Project Name: Stonegate at Patapsco (Aerial Property)
Meeting Date: 6/15/92
COUNT 1: Washington Homes, Inc. 504 N/C 6-15-92
COUNT 1: Aurelia Loveman For Joseph H. Loveman 505 N/C
COUNT 1: Timothy W. And Carol Anne M. Frost 506 N/C
COUNT 1: James B. And Brenda G. Thomas 507 N/C
COUNT 1: James E. Bishop, Sr. 508 N/C
COUNT 1: Victor E. And Sandra J. Florenza 509 N/C
COUNT 1: Lena Guise 510 N/C
COUNT 7: Howard W. Dawson, Sr. 511 N/C 6-8-92
COUNT 1
FINAL TOTALS
COUNT 9
MICROFILMED

Baltimore County Government Fire Department
700 East Joppa Road, Suite 901
Townson, MD 21204-5500
JUNE 3, 1992
(410) 887-4500
Arnold Jablon
Director
Zoning Administration and Development Management
Baltimore County Office Building
Townson, MD 21204
RE: Property Owner: HOWARD W. DAWSON, SR.
Location: #8025 NORRIS LANE
Item No.: \*503 Zoning Agenda: JUNE 8, 1992
Gentlemen:
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.
7. The Fire Prevention Bureau has no comments at this time.
REVIEWER: [Signature] Noted and Approved
Special Inspection Division Fire Prevention Bureau
JP/KEK
MICROFILMED

Department of Recreation and Parks
Development Review Committee Response Form
Project Name: Stonegate at Patapsco (Aerial Property)
Meeting Date: 6/15/92
COUNT 1: Keith M. And Patricia M. Lambert 496 6-2-92 No Comment
COUNT 1: Samuel Frank And David Granat 494 6-8-92 No Comment
COUNT 1: Lot 2 Errol Ecker / Lot 2a William And Ruth Fanning 495 No Comment
COUNT 1: William J. And Elizabeth G. Wachter 497 No Comment
COUNT 1: Anita R. And James S. Henry 498 No Comment
COUNT 1: Douglas R. Small 499 No Comment
COUNT 1: Lyle L. Boltinhouse 500 No Comment
COUNT 1: Glenn A. And Patricia A. Sudano 501 No Comment
COUNT 1: Howard W. Dawson, Sr. 503 No Comment
COUNT 8
FINAL TOTALS
COUNT 9
\*\*\* END OF REPORT \*\*\*
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SLAYTON'S GARAGE
8031 Norris Lane Baltimore, Maryland 21222
To Whom It May Concern,
We are not in agreement with the zoning changes at 8025 Norris Lane Baltimore, Md. 21222.
Due to prior commitment we will not be able to attend the meeting, therefore, Mr. Manual Lewis, Sr. will be representing our interest.
Thank You,
[Signature]
Rajon Alkire
MICROFILMED

PROTESTANT(S) SIGN-IN SHEET
NAME: MANUEL LEWIS ADDRESS: 2713 Park Heights Ave Baltimore 21227
MICROFILMED



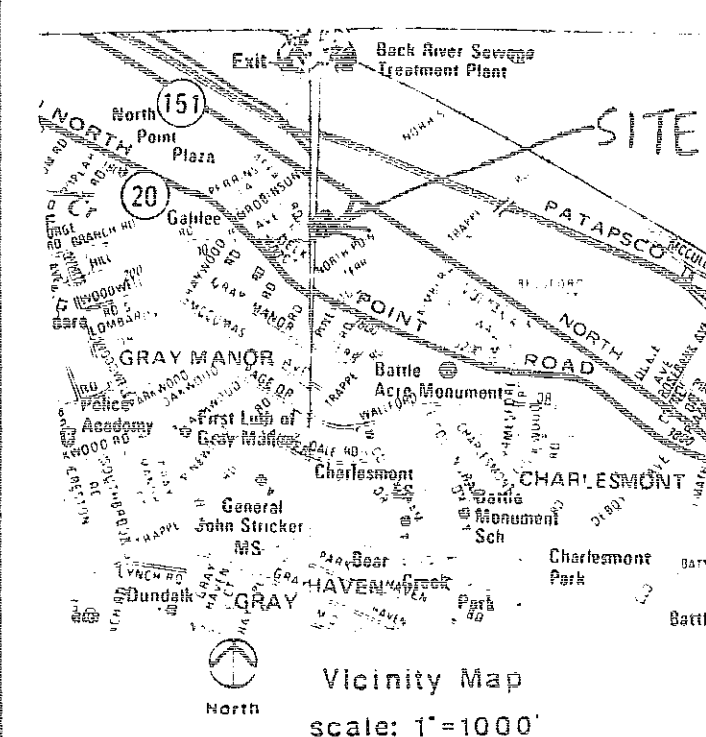


PROPERTY ADDRESS: 8025 NORRIS LN #2727 DULLES see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: DEER MANOR  
plat book# 13, folio# 107, lot# 678, section# -

OWNER: DAWSON, Howard

see pages 5 & 6 of the CHECKLIST for additional required information



## LOCATION INFORMATION

Councilmanic District: 5

Election District: 13

1"=200' scale map#: SE 2F

Zoning: DR 5.5

Lot size: .24 acreage 10,500 square feet

8025 (Lot 6) = 4,200  $\mu$

1727 (Lot 7 + part 8) : 6,300 \$ public private  
SEWER: ☒ ☐

WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings:

NONE

Zoning Office USE ONLY!

reviewed by:      ITEM #:      CASE#:

16

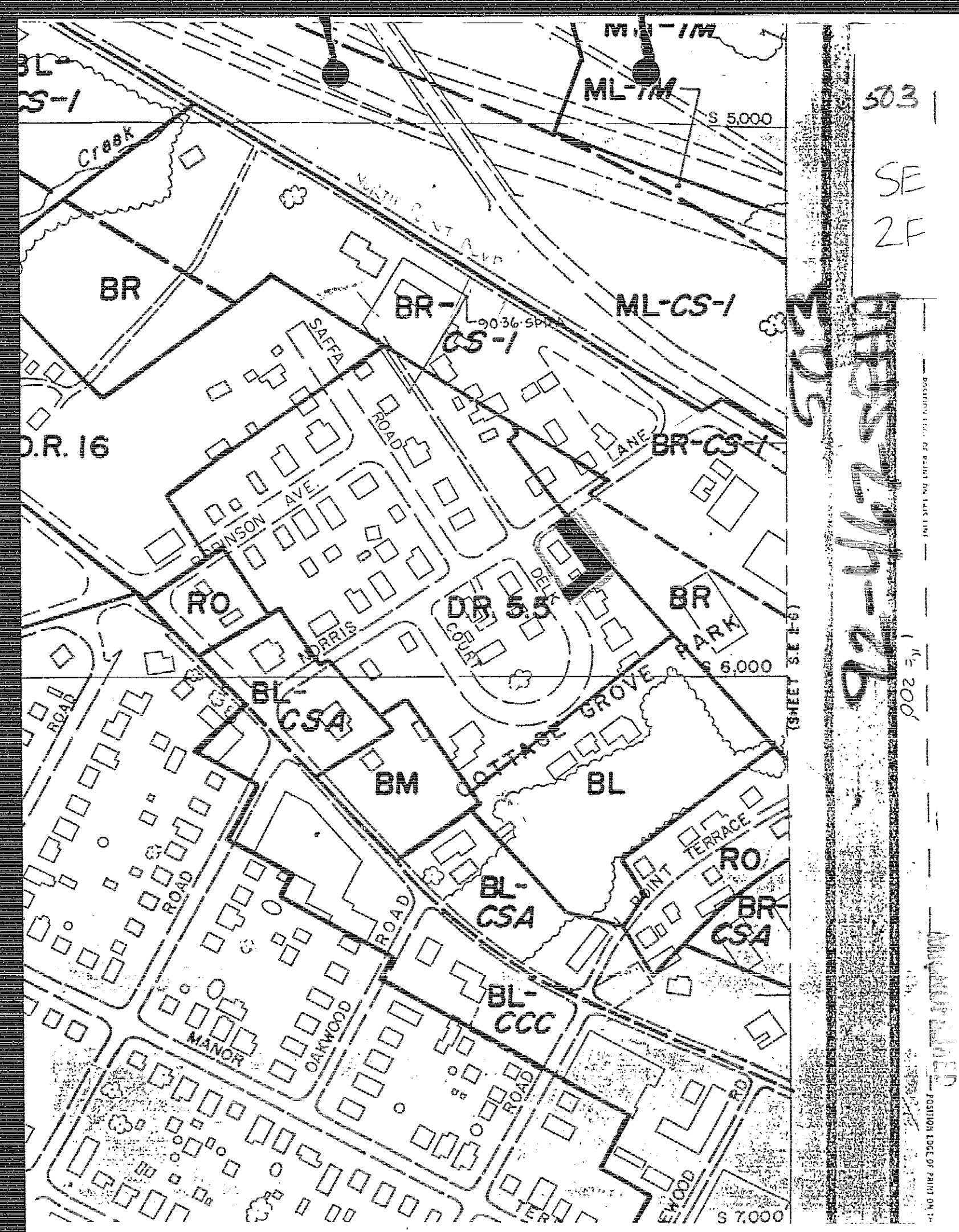
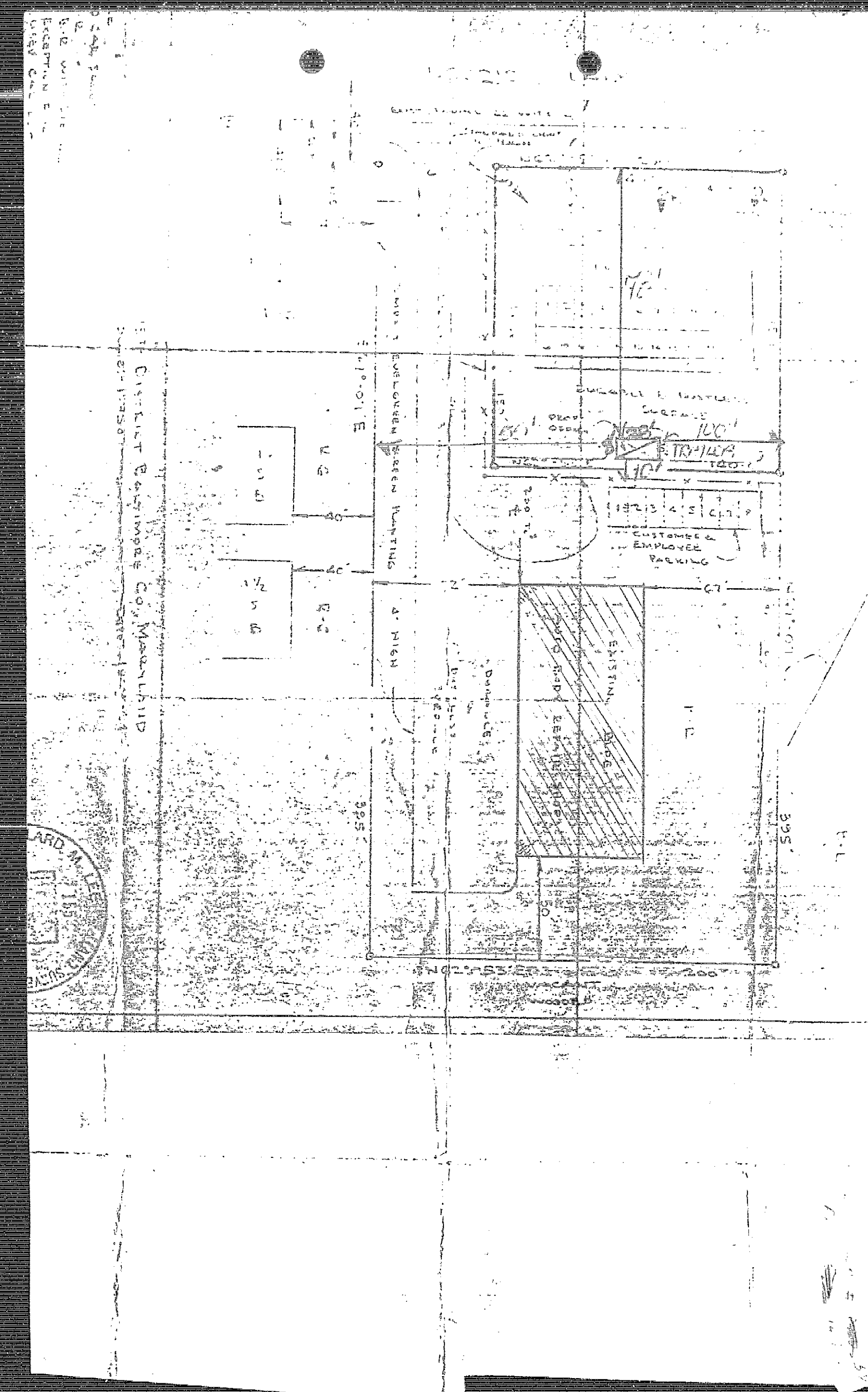
563

North  
date: 5-27-92  
prepared by: LGS

Scale of Drawing: 1" = 10'

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503  
92-4675H



*Strophomena*  
*in the*  
*to 47 74*

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